

## **Chapter 14.24 Riverside Village (RIV) Zoning District**

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<b>14.24.060</b>	<b>Development standards.</b>

### **14.24.010 Purpose.**

The purposes of the Riverside Village (RIV) zoning district are to:

- A. Provide pedestrian, tourist-oriented and mixed-use developments which provide retail, civic, residential and office uses that enhances Old Town's relationship with the Snoqualmie Valley Trail and McCormick Park
- B. Provide for multi-family residential above small-scale commercial or office uses within walking distance to employment, transit, retail, entertainment and personal services
- C. Promote high-quality mixed-use development that incorporates traditional development patterns and elements, including but not limited to building location, architectural design, construction materials, and site features that are harmonious with small-city character; and enhance the economic vitality of Duvall. Special consideration should be given to architectural and landscaping elements which complement the design and small-town character of Old Town, provide pedestrian spaces and corridors and protects the integrity of the Snoqualmie River and Trail.
- D. Ensure the development is in keeping with the Duvall City Wide Visioning Plan and the Duvall Downtown Sub Area Plan.
  - 1. Continue to encourage pedestrian-oriented development that contributes to the unique character of the Old Town Mixed Use zoning district.
  - 2. Encourage multi-family development
  - 3. Ensure that new development protects the integrity of the Snoqualmie Valley Trail.
  - 4. Ensure that new development enhances pedestrian access to the park and trail.
  - 5. Ensure that new development conforms with Duvall's Shoreline Management Plan.

### **14.24.020 Permitted uses.**

All buildings in the Riverside Village zoning district shall be limited to 7,500 square feet unless a conditional use permit in accordance with DMC 14.68 has been granted. Permitted uses in the RIV zoning district are:

- A. Cultural facilities including movie or production theaters, libraries, museums, arboretums, conference centers, community centers
- B. Dwelling units on upper floors
- C. Eating and drinking establishments without drive-thrus, including restaurants, pubs, wine bars, bars, coffee shops, bakeries
- D. General business and professional offices, including financial institutions, offices for off-site manufacturing uses, attorney, real estate, insurance, accounting, engineering, architectural, planning, science, management, public relations
- E. Grocery/convenience stores (up to 7,500 square feet)
- F. Library
- G. Lodging facilities including hotels, motels, bed & breakfasts
- H. Medical and dental offices/patient clinics
- I. Multi-family dwellings on upper floors west of Railroad Avenue
- J. Outdoor recreational equipment rental (bikes, rollerblades, canoe, kayak, etc.)

- K. Parks, public or private
- L. Recreational trail, non-motorized
- M. Personal services, including beauty salons, barber shops, tanning salons, dry cleaning, upholstery and rug cleaning, coin operated laundries, photography studios, tax preparation, copying, printing and mailing services; travel agencies, video rental
- N. Repair shops, including of bicycles, electronics, jewelry
- O. Retail sales, including of apparel and accessories, home furnishings and furniture, antiques and second hand goods, sporting goods, books, stationary, video, art and frame supplies, jewelry, hobby, toys and games, photography and electronic equipment, tobacco, wine and liquor, florists, department, drug and variety stores, fabric
- P. Social service facilities, including social service offices, adult and child day care, residential care facilities
- Q. Specialized schools within an enclosed building, including the teaching of art, dance, music, cooking, yoga, driving, pet obedience training, massage, religion, vocational
- R. Wireless facilities attached to an existing building or structure, camouflaged (see DMC 14.56)

**14.24.030 Non-Permitted Uses.**

- A. Drive thru's

**14.24.040 Accessory uses.**

Accessory on-site uses in the RIV zoning district are:

- A. Antennae or satellite dish for private telecommunication services
- B. Employee café or cafeteria operated in conjunction with a principally permitted use
- C. Employee recreation facility and play area
- D. Family day care
- E. Food and/or espresso cart as an accessory to a permitted use, must be directly affiliated with an existing use and not located in public right-of-way
- F. Home occupation (see DMC 14.54)
- G. Private gardens, pea-patch farms, fish or wildlife ponds
- H. Outside uses, including seating areas, and display of retail goods brought in at night
- I. Sidewalk cafés (See 14.64.230)
- J. Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

**14.24.050 Conditional uses.**

Uses permitted in the RIV zoning district subject to conditional use permit are:

- A. Buildings greater than 7,500 square feet in area
- B. Governmental services (city hall, police, and court)
- C. K-12 public or private schools
- D. Religious institutions (not including K-12 schools)
- E. Retail sales of building, hardware and garden materials (no outdoor storage)
- F. Subregional utility

#### **14.24.060 Development standards.**

Table 14.24.060.A Minimum Lot Area and Site Requirements.

Minimum density	N/A
Maximum density	N/A
Minimum lot area in square feet	2,500 square feet
Minimum street setback	0-5 feet <sup>(1)</sup>
Minimum interior setback	0 feet
Minimum setback from residential	0 feet
Minimum lot width	25 feet
Maximum impervious surface	100% <sup>(2)</sup>
Maximum height	35 feet <sup>(3)(4)</sup>

(1) See DMC 14.34, Design Guidelines

(2) Landscaping in parking lots, adjacent to parking lots, street trees, and buffers shall be required in accordance with other provisions of this Title.

(3) Two floors on the uphill side and three floors on the down hill side allowed.

(4) See DMC 14.64 for Additional Development Standards for building height calculations.

#### **B. Additional Development Standards in the Duvall Municipal Code and Duvall Public Works Design Standards**